038.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,100 / 749,100
					USE VALUE:	749,100 / 749,100
					ASSESSED:	749,100 / 749,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN ARIEL
Owner 2:	MOORE ANNE
Owner 3:	
Street 1:	15 UNIVERSITY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TIBBETTS GARY F--ETAL -
Owner 2:	TIBBETTS MARY LEE -
Street 1:	15 UNIVERSITY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2216 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	350,200	5,700	393,200	749,100
Total Card	0.149	350,200	5,700	393,200	749,100
Total Parcel	0.149	350,200	5,700	393,200	749,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.04 | /Parcel: 338.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 25458
GIS Ref:
GIS Ref:
Insp Date: 02/21/18

!3166!

PREVIOUS ASSESSMENT

Parcel ID: 038.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,200	5700	6,480.	393,200	749,100	749,100	Year End Roll	12/18/2019
2019	101	FV	234,700	5900	6,480.	356,400	597,000	597,000	Year End Roll	1/3/2019
2018	101	FV	214,100	6500	6,480.	337,900	558,500	558,500	Year End Roll	12/20/2017
2017	101	FV	214,100	6500	6,480.	294,900	515,500	515,500	Year End Roll	1/3/2017
2016	101	FV	214,100	6500	6,480.	251,900	472,500	472,500	Year End	1/4/2016
2015	101	FV	190,300	6700	6,480.	233,500	430,500	430,500	Year End Roll	12/11/2014
2014	101	FV	190,300	6700	6,480.	193,500	390,500	390,500	Year End Roll	12/16/2013
2013	101	FV	190,300	6700	6,480.	184,300	381,300	381,300		12/13/2012

PRINT

Date	Time
12/10/20	18:28:45

LAST REV

Date	Time
12/20/19	11:10:48
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIBBETTS GARY F	70750-135		3/19/2018		890,000	No	No		
CAMPOBASSO ELEA	22260-333		7/31/1992		172,500	No	No		Y

USER DEFINED

Prior Id # 1:	25458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2019	1119	Redo Bat	19,500	O				
10/21/2015	1609	Alterati	10,000					
4/16/2015	344	Add Bath	4,500					Make existing room
11/5/2009	1110	Manual	500					
8/20/1997	489		5,000					16X28 STORAGE SHED
12/28/1995	714		7,500					14X9 ADDITION+12X1
1/19/1995	22	Manual	1,000					STOVE
12/16/1994	670		7,500					10X22 ADDITION
1/13/1994	12		2,500					5X10 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2018	Meas/Inspect	DGM	D Mann
5/27/2015	Permit Insp	PC	PHIL C
5/12/2009	Info At Door	189	PATRIOT
3/27/2000	Inspected	270	PATRIOT
2/28/2000	Measured	263	PATRIOT
8/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,217 | Spl Credit | Total: 393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22314405
Const Adj.:	0.98990101
Adj $ / SQ:	127.133
Other Features:	115389
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389792
Depreciation:	42098
Depreciated Total:	347694

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

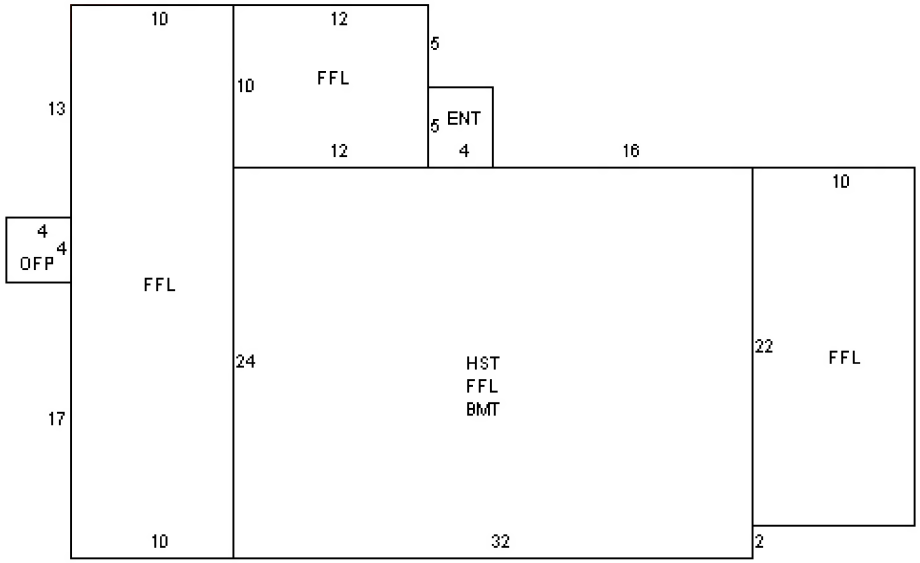
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.13
Special Features:	2500	Val/Su Net:	132.85
Final Total:	350200	Val/Su SzAd	191.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,448	127.130	184,089
BMT	Basement	768	52.440	40,276
HST	Half Story	384	127.130	48,819
ENT	ENTRY	20	26.130	523
OFP	Open Porch	16	43.560	697
	Net Sketched Area:	2,636	Total:	274,404
Size Ad	1832	Gross Are	3020	FinArea 2216

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
3	Garage	D	Y	1	15X22	A	GD	1980	22.58	T	23.4	101			5,700			5,700
96	Whirl Pool	D	S	1	6	A	AV	2000	500.00	T	15.2	101			2,500			2,500

More:	N	Total Yard Items:	5,700	Total Special Featues:	2,500	Total:	8,200